City of Delta Community Development Department
PROCEDURE FOR BUILDING IN THE CITY OF DELTA

A	PROVIDE TWO SETS OF LEGIBLE BUILDING PLANS AND ONE PLOT PLAN.
B	PROVIDE TWO SETS OF ENGINEERED FOUNDATION PLAN ON ALL NEW CONSTRUCTION (TO BE BOUND WITH BUILDING PLANS).
C	Provide a copy of the recorded deed.
D	Complete Application for Building Permit. Obtain new address if needed.
E	Complete Applications for Plumbing Permit and Mechanical Permit.
F	Complete Excavation Permit, if required. Fee $30.00; Bond $300.00.
G	Complete Floodplain Permit, if required. Fee: $100.00
H	Evidence of Septic System Permit from County (when applicable)
I	Pay Fees: Building Permit Fees; Plan Check Fees; Water and Sewer Tap Fees; Excavation Permit Fee; and Use Tax.
J	Building/Contractor or Owner must have Curb, Gutter and Sidewalk installed according to the specifications of the City of Delta Community Development Department before Certificate of Occupancy is issued or sign a postponement agreement.
K	After original Plan Check has been completed, any corrections and/or additions must be completed and returned to the Building Department for recheck.
L	When plans are approved, the Building Official will issue a Building Permit and construction may begin.
M	Site Development Application (when applicable)

CONTACTS

Located at City Hall (360 Main Street):

Building Official	874-7903
City Planning	874-7903
Public Works Director	874-7912
Utilities Director	874-7566

Located in Grand Junction:

State Electrical Inspector	248-7045

UTILITY NOTIFICATION CENTER OF COLORADO 811

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CITY OF DELTA DESIGN STANDARDS

Ground Snow Load	Wind Speed	Seismic Design Category	Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Under-Layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
30 p.s.f.	90 Exposure C 3 Second Gusts	C	Severe	18"	Slight To Moderate	None To Slight	6 F	No	1984 To 1991	1000	50 F

CONCRETE

FOOTER STEM WALL FOUNDATION

$ Show end view of footer showing size and placement of all rebar.

$ Show width and depth of both footer and stem wall.

$ Show depth of footer and stem wall in relation to final grade.

$ Show or specify how footer and stem wall are to be tied together.

$ Show and specify placement and size of anchor bolts.

$ Show and specify support for rock, brick, etc.

Note: If City minimum specified footer stem wall foundation is to be used, please include appropriate foundation drawing from pages 8-11 with your plans.

MONOLITHIC FOUNDATION

$ Show depth of footer portion in relation to final grade.

$ Show end view of pour specifying size and location of all rebar and wire mesh or fiber mesh.

$ Show width of footer portion of pour.

$ Show depth of slab portion of pour.

$ Show support for ledge for rock, brick, etc.

$ Specify type of fill and compaction.

$ Show and specify placement and size of anchor bolts.

PADS, PIERS, AND SLABS

$ Illustrate top view showing locations for all pads, piers, slab work if present, and under-slab pads and footers.

$ Show and/or specify length, width and depth of all pads, piers and slabs.

$ Show or specify method of anchoring columns to them.

$ Show or specify all rebar or mesh to be used in construction.

$ Show or specify depth of pier below grade.

FRAMING

GENERAL

Attic access door min. size 22”x30”

Crawl space door min. size 18”x24”

$ Illustrate dimensioned floor plan for each floor of the house, basement, garage, greenhouse, etc., and list the planned usage of each room in the house.

$ On floor plan, illustrate location and specify size of all crawl spaces and attic access doors, and other openings.

$ Specify grade and type of wood materials to be used.

FLOOR SECTION

$ Illustrate and specify locations and spacing for all floor construction members: pony walls, posts, beams, girders, etc.

$ Specify that all wood to be in direct contact with unprotected concrete or within 18" of dirt must be an approved treated wood or a wood with natural resistance to decay (12" clearance required for girders).

$ Show spacing and length of span of all floor joists.

$ Illustrate and specify sub-flooring to be used.

$ Illustrate and specify double joists under parallel bearing partitions.

$ Specify type of joist blocking or bridging to be used.

WALL SECTION

$ Specify all ceiling heights.

$ Illustrate/specify all wind-bracing construction used.

$ Illustrate double plates on top of all stud walls.

$ Describe all headers with clear spans over 4'0" (type of material, how constructed, and specific size).

$ Specify what materials are to be used to cover all interior and exterior stud wall surfaces (exterior siding, sheetrock, paneling, etc.).

ROOF SECTION

All trusses must be engineer certified.

$ Show spacing, length of spans, and pitch to be used for trusses, beams, rafters, ceiling joists, etc.

$ Specify roof underlayment and sheathing to be used.

$ Specify type of roofing to be used.

$ Specify type of material to cover all ceilings.

See Section R 303 for minimum natural light and ventilation requirements

WINDOWS

$ Give dimensions for all glazed openings and type of window (casement double hung, slider, awning, fixed, etc.).

$ Show locations for all glazed openings.

$ Specify minimum of double glazed windows.

$ Specify safety glass where applicable.

$ Specify all glazing between carport and house to be fixed.

FIRE SAFETY

$ Specify that at least one egress window does open to the outside for all bedrooms that do not have a door leading directly to the outside.

$ Show location of all fire-warning devices. Smoke detectors in each sleeping room and centrally located in corridor and sound alarm audible in all sleeping areas. The detectors shall receive primary power from the building wiring if it is a commercial source and shall have a battery backup.

$ Specify that all garage common walls and garage ceiling must be covered with minimum ½" drywall.

$ Specify the use of a 20-minute fire resistant door between attached garage and dwelling.

$ Specify dimensions of fireplace opening and hearth extensions.

VENTILATION

Attic and crawl spaces require 1 sq. ft. of net ventilation area for every 150 sq. ft. of ceiling area or floor area respectively. Or as defined by Sections R408 & R 806

$ Specify mechanical ventilation to outside for all bathrooms that do not have an adequate direct exterior opening.

$ Specify under floor vents for all crawl spaces.

$ Specify all attic vents. A combination soffit vents and roof vents required.

MISCELLANEOUS

Minimum R Values
Walls=18
*Ceiling=38
Crawl Space=21
*When window area does not exceed 15% of wall

$ Specify "R" value of insulation used throughout the dwelling.

$ Show height of all chimneys above the roof.

$ Show size of supporting members of porch roofs and decks.

$ Specify widths for all stairs and hallways.

$ Specify tread length, riser height and head room for all stairs.

$ Specify a minimum height of 6'8" for all doors.

$ Specify height of all handrails and stairway guardrails.

Height of stair handrails not to be less than 34" or higher than 38".

Guardrails other than stairways not to be less than 36" high. 4" sphere shall not pass through immediate rails.

Max. rise- 7 ¾"

Min. run- 10"

$ Specify the height of guardrails other than stairway guardrails.

$ Specify size of openings in all guardrails.

$ Submit any other items as needed to adequately check for compliance with the 2003 International Building Code.

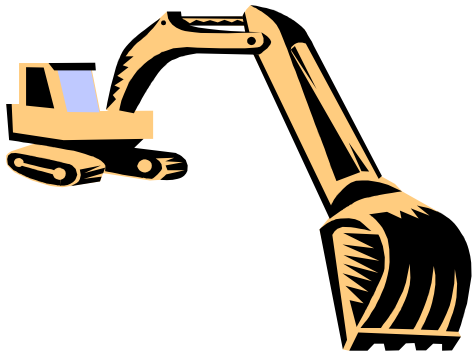
Dist.	Use	Min. Lot Area Sq. Ft.	Min. Lot Area Per Unit	Front Setback	Side Setback	Rear Setback	Maximum Height a	Maximum Height b	Corner Setback
A-1	All	1 acre	1/2 acre	30	15	20	35	45	N/A
R-R	All	1/2 acre	1/4 acre	25	10	20	35	45	N/A
R-1 and R-1A	All	7,500	6,000	25	5	10	35	45	20
R-2	SF All Others	6,000 6,000	6,000 4,500	25 25	5 5	10 10	35 35	45 45	20 20
R-3	SF DUP All Others	6,000 6,000 6,000	6,000 3,500 3,000	15 15 15	5 5 10	10 10 10	40 40 40	50 50 50	15 15 15
R-4	SF DUP All Others	6,000 6,000 6,000	6,000 3,000 1,500	15 15 15	5 5 10	10 10 10	40 40 40	50 50 50	15 15 15
MHR	All	4,500	4,500	15	5	15	35	45	15
MR	SF DUP All Others	6,000 6,000 6,000	6,000 3,000 1,500	20 20 20	5 5 10	15 15 15	40 40 40	60 60 60	15 15 15
OR	SF DUP All Others	6,000 6,000 6,000	6,000 3,500 3,000	20 20 20	5 5 10	15 15 15	40 40 40	60 60 60	15 15 15
B-1	Residential All Others	Same as R-4 N/A	Same as R-4 N/A	N/A N/A	N/A N/A	10 10	60 60	60 60	N/A
B-2	Residential All Others	Same as R-3 6,000	Same as R-3 N/A	15 15	5 5	20 20	60 60	60 60	10 10
B-3	Residential All Others	Same as R-3 10,000	Same as R-3 N/A	25 25	5 5	20 20	60 60	60 60	20 20
B-4	Residential All Others	6,000 6,000	(**)	25 25	5 5	10 10	(**)		20
I-1	All	15,000	N/A	25*	5*	10*	N/A	60	25*
I-2	All	15,000	N/A	25*	5*	10*	N/A	60	25*
I-R	Residential All Others	Same as R-3 15,000	Same as R-3 N/A	15 25*	5 5*	10 10*	40 40	60 60	15 25*

(a) Dwelling (b) Other

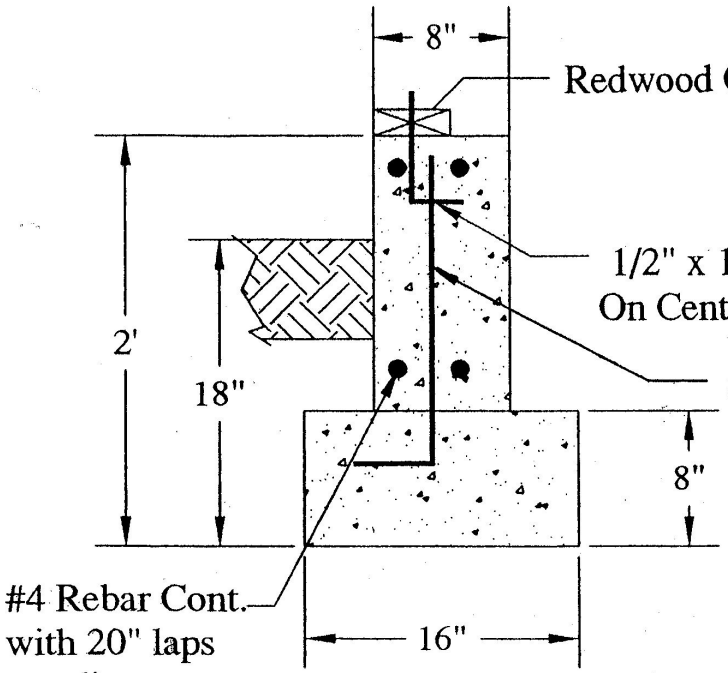
*Minimum distance from existing residential zone - 100 feet unless buffered

CITY OF DELTA

MINIMUM FOUNDATION STANDARDS



Crawlspace Foundation



NOTES:

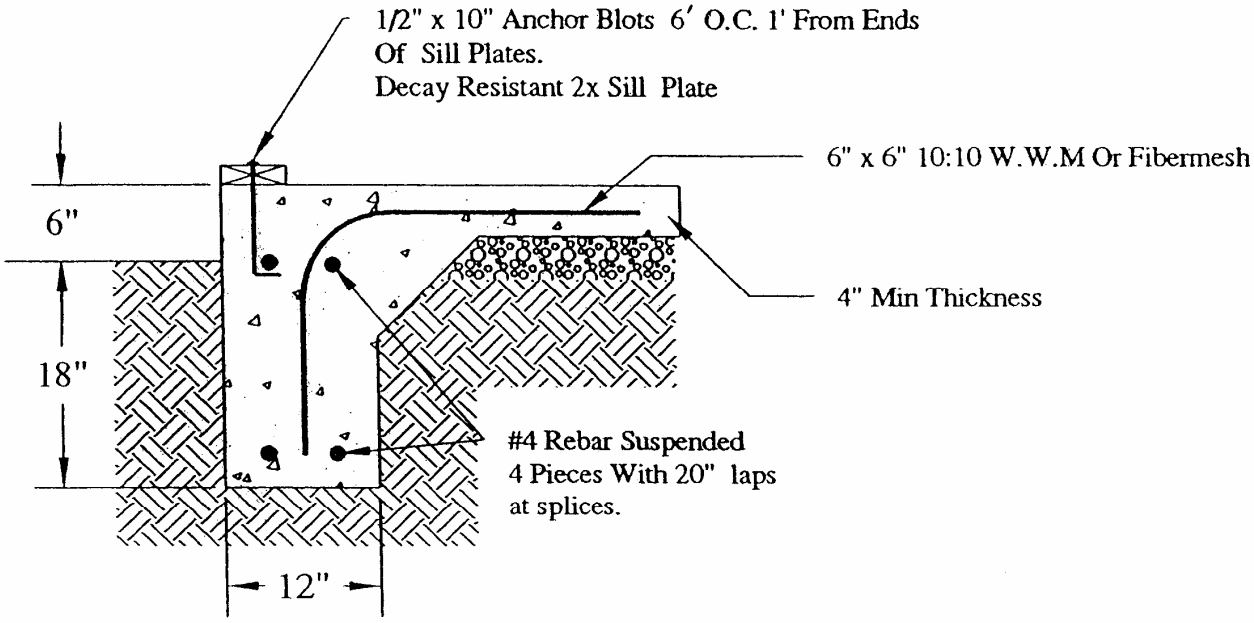
Maintain 3" clearance between bottom of trench and rebar. Also, maintain 1 ½" clearance between inside of forms and rebar.

Carefully establish elevation so that ground will slope away from foundation when graded. Most urban settings require top of foundation to be 12" +2% above flow line of gutter.

Minimum Footer/Stemwall Requirements

City Of Delta

* Or As Approved By The Building Official For Detached Accessory Use Building Only.



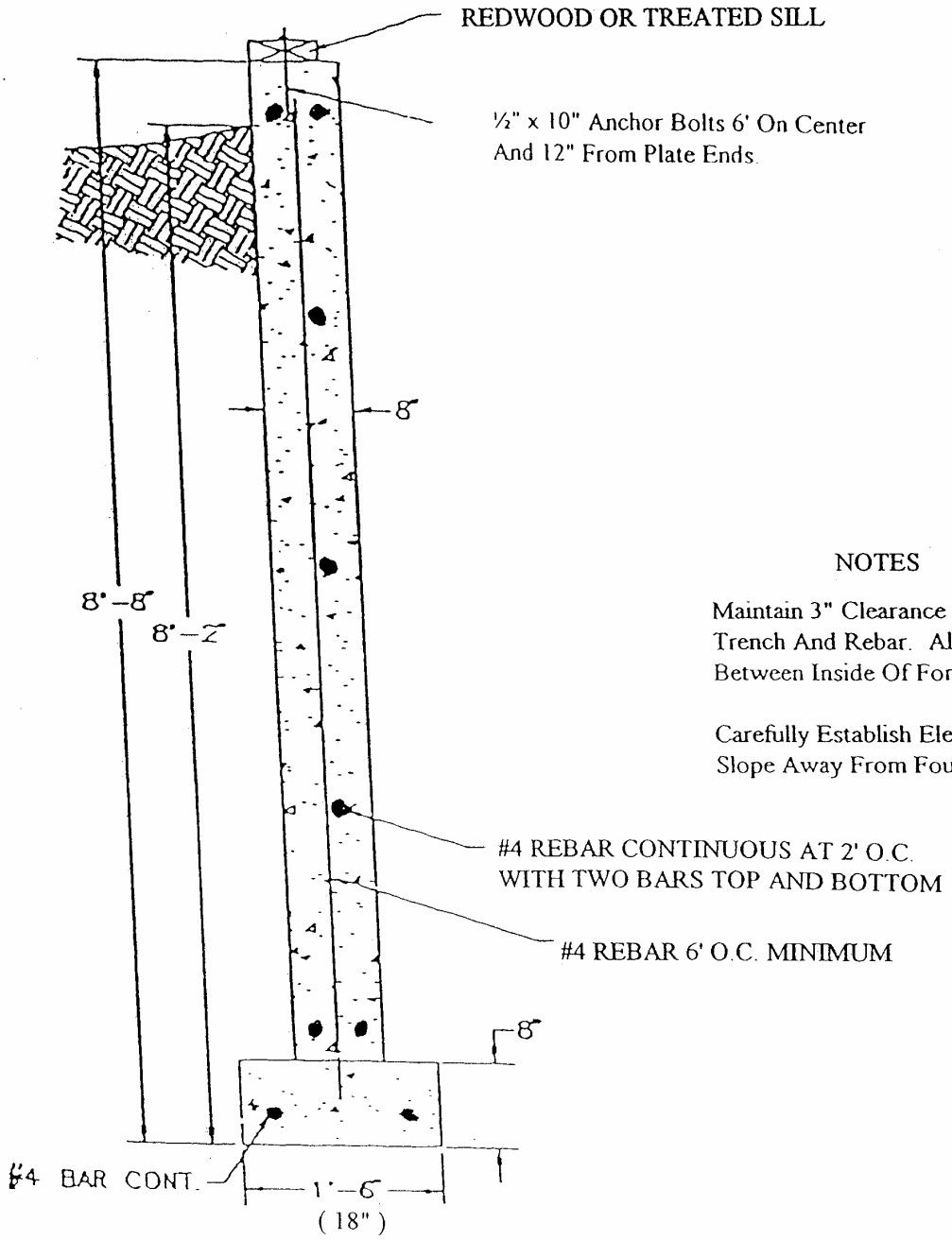
NOTES:

Sill plates to be redwood or approved treated wood.

Maintain minimum of 3" between rebar and earth.

Slope ground away from stemwall After installation.

MINIMUM MONOLITHIC REQUIREMENTS CITY OF DELTA



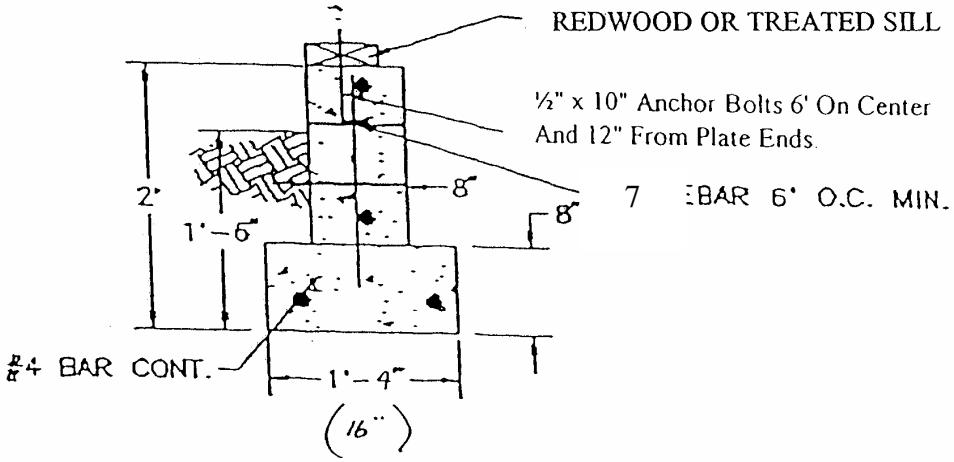
NOTES

Maintain 3" Clearance Between Bottom Of Trench And Rebar. Also, Maintain 1 ½" Clearance Between Inside Of Forms And Rebar.

Carefully Establish Elevation So That Ground Will Slope Away From Foundation When Graded.

BASEMENT WALL USED WITH A FLOOR SYSTEM

MINIMUM FOOTER/STEMWALL REQUIREMENTS CITY OF DELTA



CONCRETE BLOCK FOUNDATION

NOTES

Maintain 3" Clearance Between Bottom Of Trench And Rebar. Also, Maintain 1 ½" Clearance Between Inside Of Forms And Rebar

Carefully Establish Elevation So That Ground Will Slope Away From Foundation When Graded

MINIMUM FOOTER/STEMWALL REQUIREMENTS CITY OF DELTA